

September 11, 2007

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Mayor and Members of the Santa Barbara City Council  
 City of Santa Barbara  
 630 Garden Street  
 Santa Barbara CA. 93101

SEP 12 2007

CITY CLERK'S OFFICE  
 SANTA BARBARA, CA

RE: Planning Commission Approval 3427 Sea Ledge Lane MST 2006-00092;CDP 2006-003

Dear Mayor and Members of the Council;

On September 6, 2007 the above project was approved for a CDP by the Planning Commission. We are appealing the approval. This project was unanimously rejected by the full Planning Commission on June 7, 2007. A slightly revised plan was re-submitted without ABR review and was approved by the narrowest of margins by a five members Planning Commission Board.

We appeal the decision for the following reasons:

1. The size of the proposed house is incompatible with the newly adopted SFDG.
2. The size of the proposed structure is inconsistent with the surrounding single story 3000 Square foot residences.
3. The project is twice the size of the surrounding homes (including the basement)
4. The mass bulk and scale of a dominant two story structure in a predominantly single story neighbor is overwhelming.
5. The second story will be highly visible from the east/west beach perspective if the 25 foot tall vegetation is removed per plans or later at owner discretion.
6. The modifications requested are not necessary or appropriate for the construction.
7. New Construction in the 75 year set back is inappropriate and inconsistent with Coastal Development Policy.
8. The project satisfies the open yard requirement by depicting open space in the actual beach sand ocean side of the rock revetment which is underwater at high tide
9. The landscape and parking plan encroaches at points 10 feet in to the 25 foot sea ledge lane easement
10. No conditions are directed at the request for expanded septic systems required to accommodate the increase in facility burden

The current revisions to the denied submittal dated 6.7.07 actually expanded the subterranean floor area increasing project export cut. The revised plan diminished ground floor area modestly and nipped and tucked the second story to create a top heavy mass and bulk. The average FAR in the neighborhood is 7.8% with no basements and no second story residences on Sea Ledge Lane. This project is 15% FAR plus an increased basement.

The Planning Commission got it right when they rejected the plan in June 7, 2007. At that meeting at least three of the immediate neighbors living on Sea Ledge Lane expressed serious reservations about the project. City Staff as well as the neighbors were concerned about possible damage to underground utilities and to the private lane when exporting 400 cubic yards of dirt for the project. Of similar concern were the severe limitations on parking on a narrow private lane in the short term to accommodate construction and in the long run to accommodate the increased number of inhabitants and their guests that such a large project would invite. Please review the exhibit D in the Staff report which indicates that the proposed site is overbuilt as a lot and for the neighborhood as a whole. We are concerned that this project's current approval sets an undesirable standard for Sea Ledge Lane and surrounding bluff top properties by undermining the intent of the newly adopted single family review guidelines.

Sincerely,



Ed Vernon

3410 Sea Ledge Lane, Santa Barbara, California